

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

NUUANU BROOKSIDE  
55 South Judd Street  
Honolulu, Hawaii

Registration No. 1022

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued  
by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is  
issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: June 5, 1979

Expires: March 15, 1980

### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE  
REQUIRED NOTICE OF INTENTION SUBMITTED JULY 20, 1978  
AND INFORMATION SUBSEQUENTLY FILED AS OF MAY 31, 1979.  
THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS  
INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS  
OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A,  
HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on "NUUANU BROOKSIDE", Registration No. 1022, dated August 29, 1978, and Final Public Report dated February 15, 1979, the Developer reports that changes have been made in the plan or setup as presented in the aforementioned reports. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the "NUUANU BROOKSIDE" registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Public Report and Final Public Reports and for securing from each purchaser and prospective purchaser a signed receipt, signifying that the purchaser or prospective purchaser has had an opportunity to read all reports.
2. The Developer of the project has submitted to the Commission for examination all documents necessary for the registration of a condominium project and issuance of this Supplementary Public Report.
3. The Developer reports that the First Amendment of the Declaration of Horizontal Property Regime dated May 18, 1979, has been filed in the Bureau of Conveyances of the State of Hawaii in Liber 13721 at Page 424 and an amendment to Condominium Map No. 589 has been filed.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
5. This Supplementary Public Report automatically expires on March 15, 1980, unless a further Supplementary Public Report issues, or the Commission, upon review of this registration, issues an order extending the effective date of this report.

The information under the topical headings of the Preliminary Public Report issued August 29, 1978 and the Final Public Report issued February 15, 1979 have not changed except for that under the following headings:

1. NUUANU BROOKSIDE is a leasehold condominium project consisting of a twenty-three story building, containing 193 residential apartments and 257 parking stalls (including 59 compact stalls). There are 10 types of apartments, which consist either of studio, one bedroom, two bedroom or three bedroom apartments. Each studio and one bedroom apartment has appurtenant to it at least one parking space and each two bedroom and three bedroom apartment has appurtenant to it at least two parking spaces.

DESCRIPTION OF PROJECT AND APARTMENTS: The project shall consist of one twenty-three (23) story building without a basement, containing 193 residential apartments.

Floors 1 and 2 contain only parking; floors 3 through 5 each contain parking and 6 apartments; floors 6 through 22 each contain 10 apartments; and floor 23 (penthouse floor) contains 5 apartments.

The number of the apartments, approximate square foot floor area and other data are more particularly described in Exhibit "A" attached hereto, as amended.

COMMON ELEMENTS: Except for the following subparagraphs, all other information under this topical heading in the Preliminary Public Report remains unchanged.

(a) Said land in leasehold;

(d) All parking areas and spaces (which include 257 spaces appurtenant to the apartments as described below, fourteen (14) spaces (stalls 209, 210, 212, 213, 219, 220, 221, 222, 251, 252C, 256, 257, 258, 259) of which shall be available for such use as the Association may determine, driveways, ramps, loading areas and walkways.

LIMITED COMMON ELEMENTS:

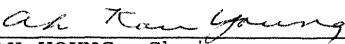
(a) At least one (1) automobile parking space shall be appurtenant to and for the exclusive use of each studio and one-bedroom apartment, and at least two (2) automobile parking spaces shall be appurtenant to and for the exclusive use of each two-bedroom and three-bedroom apartment as designated in the Exhibit attached hereto.

(b) Certain areas of the roof as designated in the Condominium Map, as amended, are reserved for the exclusive use of the penthouse apartments directly below and connected to such areas by stairway.

(c) All other common elements of the project which are rationally related to less than all of said apartments shall be limited to the use of such apartments.

-----  
The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted July 20, 1978, and additional information subsequently filed as of May 31, 1979.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1022 filed with the Commission on July 20, 1978. The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

  
\_\_\_\_\_  
AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
TITLE GUARANTY ESCROW SERVICES, INC.

Registration No. 1022

Dated: June 5, 1979

#### EXHIBIT A

The Project shall consist of one twenty-three (23) story building containing 193 residential apartments.

There are ten (10) apartment types designated as Types A, AR, B, C, D, P1, P2, P3, P4 and P5. Types A and AR are studio apartments, each of which includes a living, dining and bedroom area, a bathroom, a kitchen area and a lanai. Types B and C are one-bedroom apartments, each of which includes one bedroom, one living-dining room, a bathroom, a kitchen area and a lanai. Type D is a two bedroom apartment, which includes two bedrooms, a living-dining room, two bathrooms, a kitchen area and a lanai. Types P1 and P2 are three bedroom apartments, each of which includes three bedrooms, one living-dining room, two bathrooms, a kitchen area, three lanais and a roof deck. Types P3 and P4 are two bedroom apartments, each of which includes two bedrooms, a living room, a dining area, two bathrooms, a kitchen area, two lanais and a roof deck. Type P5 is a one bedroom apartment which has one bedroom, a living room, a dining area, two bathrooms, a kitchen area, two lanais and a roof deck.

Each apartment has immediate access to its entries, and to the corridors, walkways, stairways and elevators appurtenant to such apartment and connecting it to the common elements and parking areas of the Project and the public street.

Each apartment is identified by a three or four digit number. The first digit for three digit numbers or the first two digits for four digit numbers designate the floor of the building. The last two digits identify the apartment location on each floor as shown on the Condominium Map. The five penthouse apartments are identified as P1, P2, P3, P4 and P5. The plan for each apartment and apartment numbers are listed below:

(See Attached)

<u>Apt. No.</u>	<u>Parking Stall</u>	<u>Type</u>	<u>Number of Bedrooms</u>	<u>Interior Livable Area (sq. ft.)</u>	<u>Lanai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage Interest in Common Elements</u>
301	116C, 243C	C	1	678	109	787	.48249
302	115C	B	1	628	109	737	.45184
303	114C	B	1	628	109	737	.45184
304	113C	B	1	628	109	737	.45184
305	112C	B	1	628	109	737	.45184
306	137	C	1	678	109	787	.48249
401	196	C	1	678	109	787	.48249
402	181C	B	1	628	109	737	.45184
403	180C	B	1	628	109	737	.45184
404	179C	B	1	628	109	737	.45184
405	178C, 204C	B	1	628	109	737	.45184
406	194	C	1	678	109	787	.48249
501	253	C	1	678	109	787	.48249
502	10C	B	1	628	109	737	.45184
503	234C	B	1	628	109	737	.45184
504	233C	B	1	628	109	737	.45184
505	232C	B	1	628	109	737	.45184
506	53C	C	1	678	109	787	.48249
601	250	C	1	678	109	787	.48249
602	249	B	1	628	109	737	.45184
603	248	B	1	628	109	737	.45184
604	247	B	1	628	109	737	.45184
605	246	B	1	628	109	737	.45184
606	229	C	1	678	109	787	.48249
607	224, 245	D	2	1,021	271	1,292	.79210
608	183C	A	Studio	462	140	602	.36907
609	182C, 132C	AR	Studio	460	140	600	.36784
610	230, 231	D	2	1,021	271	1,292	.79210

C - Denotes spaces for compact cars

<u>Apt. No.</u>	<u>Parking Stall</u>	<u>Type</u>	<u>Number of Bedrooms</u>	<u>Interior Livable Area (sq. ft.)</u>	<u>Lanai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage Interest in Common Elements</u>
701	228	C	1	678	109	787	.48249
702	227	B	1	628	109	737	.45184
703	226	B	1	628	109	737	.45184
704	225	B	1	628	109	737	.45184
705	224	B	1	628	109	737	.45184
706	223	C	1	678	109	787	.48249
707	5, 6	D	2	1,021	271	1,292	.79210
708	238C	A	Studio	462	140	602	.36907
709	237C	AR	Studio	460	140	600	.36784
710	7, 8	D	2	1,021	271	1,292	.79210
801	218	C	1	678	109	787	.48249
802	217	B	1	628	109	737	.45184
803	216	B	1	628	109	737	.45184
804	215	B	1	628	109	737	.45184
805	214	B	1	628	109	737	.45184
806	211	C	1	678	109	787	.48249
807	9, 11	D	2	1,021	271	1,292	.79210
808	236C	A	Studio	462	140	602	.36907
809	235C	AR	Studio	460	140	600	.36784
810	12, 13	D	2	1,021	271	1,292	.79210
901	208	C	1	678	109	787	.48249
902	206	B	1	628	109	737	.45184
903	205	B	1	628	109	737	.45184
904	203, 72C	B	1	628	109	737	.45184
905	200	B	1	628	109	737	.45184
906	199	C	1	678	109	787	.48249
907	14, 16	D	2	1,021	271	1,292	.79210
908	177C	A	Studio	462	140	602	.36907
909	176C	AR	Studio	460	140	600	.36784
910	197, 198	D	2	1,021	271	1,292	.79210

<u>Apt. No.</u>	<u>Parking Stall</u>	<u>Type</u>	<u>Number of Bedrooms</u>	<u>Interior Livable Area (sq. ft.)</u>	<u>Lanai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage Interest in Common Elements</u>
1001	52C	C	1	678	109	787	.48249
1002	254	B	1	628	109	737	.45184
1003	193	B	1	628	109	737	.45184
1004	191	B	1	628	109	737	.45184
1005	190	B	1	628	109	737	.45184
1006	189	C	1	678	109	787	.48249
1007	186, 187	D	2	1,021	271	1,292	.79210
1008	175C	A	Studio	462	140	602	.36907
1009	174C	AR	Studio	460	140	600	.36784
1010	184, 185	D	2	1,021	271	1,292	.79210
1101	188, 192C	C	1	678	109	787	.48249
1102	171	B	1	628	109	737	.45184
1103	170	B	1	628	109	737	.45184
1104	169	B	1	628	109	737	.45184
1105	168	B	1	628	109	737	.45184
1106	167	C	1	678	109	787	.48249
1107	165, 166	D	2	1,021	271	1,292	.79210
1108	173C	A	Studio	462	140	602	.36907
1109	172C	AR	Studio	460	140	600	.36784
1110	163, 164	D	2	1,021	271	1,292	.79210
1201	162	C	1	678	109	787	.48249
1202	161	B	1	628	109	737	.45184
1203	160	B	1	628	109	737	.45184
1204	159	B	1	628	109	737	.45184
1205	158, 207C	B	1	628	109	737	.45184
1206	157	C	1	678	109	787	.48249
1207	155, 156	D	2	1,021	271	1,292	.79210
1208	123C	A	Studio	462	140	602	.36907
1209	122C	AR	Studio	460	140	600	.36784
1210	153, 154	D	2	1,021	271	1,292	.79210



<u>Apt. No.</u>	<u>Parking Stall</u>	<u>Type</u>	<u>Number of Bedrooms</u>	<u>Interior Livable Area (sq. ft.)</u>	<u>Ianai (sq. ft.)</u>	<u>Total Area (sq. ft.)</u>	<u>Percentage Interest in Common Elements</u>
1301	152	C	1	678	109	787	.48249
1302	151	B	1	628	109	737	.45184
1303	150	B	1	628	109	737	.45184
1304	149	B	1	628	109	737	.45184
1305	148	B	1	628	109	737	.45184
1306	143	C	1	678	109	787	.48249
1307	145, 146	D	2	1,021	271	1,292	.79210
1308	121C	A	Studio	462	140	602	.36907
1309	120C	AR	Studio	460	140	600	.36784
1310	141, 142	D	2	1,021	271	1,292	.79210
1401	140	C	1	678	109	787	.48249
1402	139	B	1	628	109	737	.45184
1403	138	B	1	628	109	737	.45184
1404	15C	B	1	628	109	737	.45184
1405	136	B	1	628	109	737	.45184
1406	131	C	1	678	109	787	.48249
1407	133, 134	D	2	1,021	271	1,292	.79210
1408	119C	A	Studio	462	140	602	.36907
1409	118C	AR	Studio	460	140	600	.36784
1410	129, 130	D	2	1,021	271	1,292	.79210
1501	128	C	1	678	109	787	.48249
1502	127	B	1	628	109	737	.45184
1503	126	B	1	628	109	737	.45184
1504	125	B	1	628	109	737	.45184
1505	124	B	1	628	109	737	.45184
1506	109	C	1	678	109	787	.48249
1507	110, 111	D	2	1,021	271	1,292	.79210
1508	117C	A	Studio	462	140	602	.36907
1509	255C	AR	Studio	460	140	600	.36784
1510	108, 109	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number Of Bedrooms	Interior Livable Area (sq. ft.)	Leanal (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
1601	106	C	1	678	109	787	.48249
1602	105	B	1	628	109	737	.45184
1603	104	B	1	628	109	737	.45184
1604	103	B	1	628	109	737	.45184
1605	102	B	1	628	109	737	.45184
1606	101	C	1	678	109	787	.48249
1607	99, 100	D	2	1,021	271	1,292	.79210
1608	242C	A	Studio	462	140	602	.36907
1609	241C	AR	Studio	460	140	600	.36784
1610	97, 98, 135C	D	2	1,021	271	1,292	.79210
1701	96	C	1	678	109	787	.48249
1702	95	B	1	628	109	737	.45184
1703	94	B	1	628	109	737	.45184
1704	93	B	1	628	109	737	.45184
1705	92	B	1	628	109	737	.45184
1706	91	C	1	678	109	787	.48249
1707	89, 90, 195C	D	2	1,021	271	1,292	.79210
1708	240C	A	Studio	462	140	602	.36907
1709	239C, 75C	AR	Studio	460	140	600	.36784
1710	87, 88	D	2	1,021	271	1,292	.79210
1801	86	C	1	678	109	787	.48249
1802	85	B	1	628	109	737	.45184
1803	84	B	1	628	109	737	.45184
1804	83	B	1	628	109	737	.45184
1805	82	B	1	628	109	737	.45184
1806	79	C	1	678	109	787	.48249
1807	80, 81	D	2	1,021	271	1,292	.79210
1808	63C	A	Studio	462	140	602	.36907
1809	62C	AR	Studio	460	140	600	.36784
1810	77, 78	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
1901	76	C	1	678	109	787	.48249
1902	22	B	1	628	109	737	.45184
1903	17	B	1	628	109	737	.45184
1904	71	B	1	628	109	737	.45184
1905	70	B	1	628	109	737	.45184
1906	67	C	1	678	109	787	.48249
1907	73, 74	D	2	1,021	271	1,292	.79210
1908	61C	A	Studio	462	140	602	.36907
1909	60C	AR	Studio	460	140	600	.36784
1910	68, 69	D	2	1,021	271	1,292	.79210
2001	66	C	1	678	109	787	.48249
2002	65	B	1	628	109	737	.45184
2003	64	B	1	628	109	737	.45184
2004	51	B	1	628	109	737	.45184
2005	50	B	1	628	109	737	.45184
2006	49	C	1	678	109	787	.48249
2007	47, 48	D	2	1,021	271	1,292	.79210
2008	59C	A	Studio	462	140	602	.36907
2009	58C	AR	Studio	460	140	600	.36784
2010	45, 46	D	2	1,021	271	1,292	.79210
2101	44	C	1	678	109	787	.48249
2102	43	B	1	628	109	737	.45184
2103	42	B	1	628	109	737	.45184
2104	41	B	1	628	109	737	.45184
2105	40	B	1	628	109	737	.45184
2106	39	C	1	678	109	787	.48249
2107	37, 38	D	2	1,021	271	1,292	.79210
2108	57C	A	Studio	462	140	602	.36907
2109	56C	AR	Studio	460	140	600	.36784
2110	35, 36	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Roof Deck (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
2201	34	C	1	678		109	787	.48249
2202	33	B	1	628		109	737	.45184
2203	32	B	1	628		109	737	.45184
2204	31	B	1	628		109	737	.45184
2205	30	B	1	628		109	737	.45184
2206	29	C	1	678		109	787	.48249
2207	27, 28	D	2	1,021		271	1,292	.79210
2208	55C	A	Studio	462		140	602	.36907
2209	54C	AR	Studio	460		140	600	.36784
22-0	25, 26	D	2	1,021		271	1,292	.79210
P1	23, 24	P1	3	1,459	530	425	2,414	1.16038
P2	20, 21	P2	3	1,442	530	425	2,397	1.16161
P3	18, 19	P3	2	1,290	421	218	2,029	.93433
P4	3, 4	P4	2	1,238	421	218	1,877	.90368
P5	1, 2, 201, 202	P5	1	1,290	688	218	2,196	.93433